

GARDENS
SQUARE



THE FIRST COMMERCIAL SQUARE IN GAMUDA GARDENS



A PARISIAN-INSPIRED COMMERCIAL SQUARE



Welcome to Gardens Square's most spectacular and versatile destination for business, leisure, and entertainment. The presence of this commercial square is both timely and highly anticipated by the neighbourhood's growing demands.

Be ready to explore and be mesmerised by the vibrant balance among convenience, lifestyle, and community that encircle a breathtaking lake garden.

- Connecting Community Buzz and Garden's Bliss -



COMMUNITY

CENTRAL PARK

- The Commercial Destination at The Pulse of Klang Valley North -

THE EPICENTRE OF RETAIL VIBRANCY



Central Location with High Visibility



6.73-acre Retail Space



EV Stations & Solar Panels



Vibrant Lifestyle Retail within 15km Radius

First to infuse the vibrant KL city lifestyle into Klang Valley North, Gardens Square features a premier collection of 2 and 3-storey shop lots and shop offices within a pet-friendly alfresco-themed setting with wide open spaces and a backdrop of curated landscapes.

Rise to be the first commercial square in Gamuda Gardens, Gardens Square enjoys a robust economic spillover from the neighbouring Skyline Luge and Xploria, which offer a plethora of activities with over 1 million of projected footfall yearly.



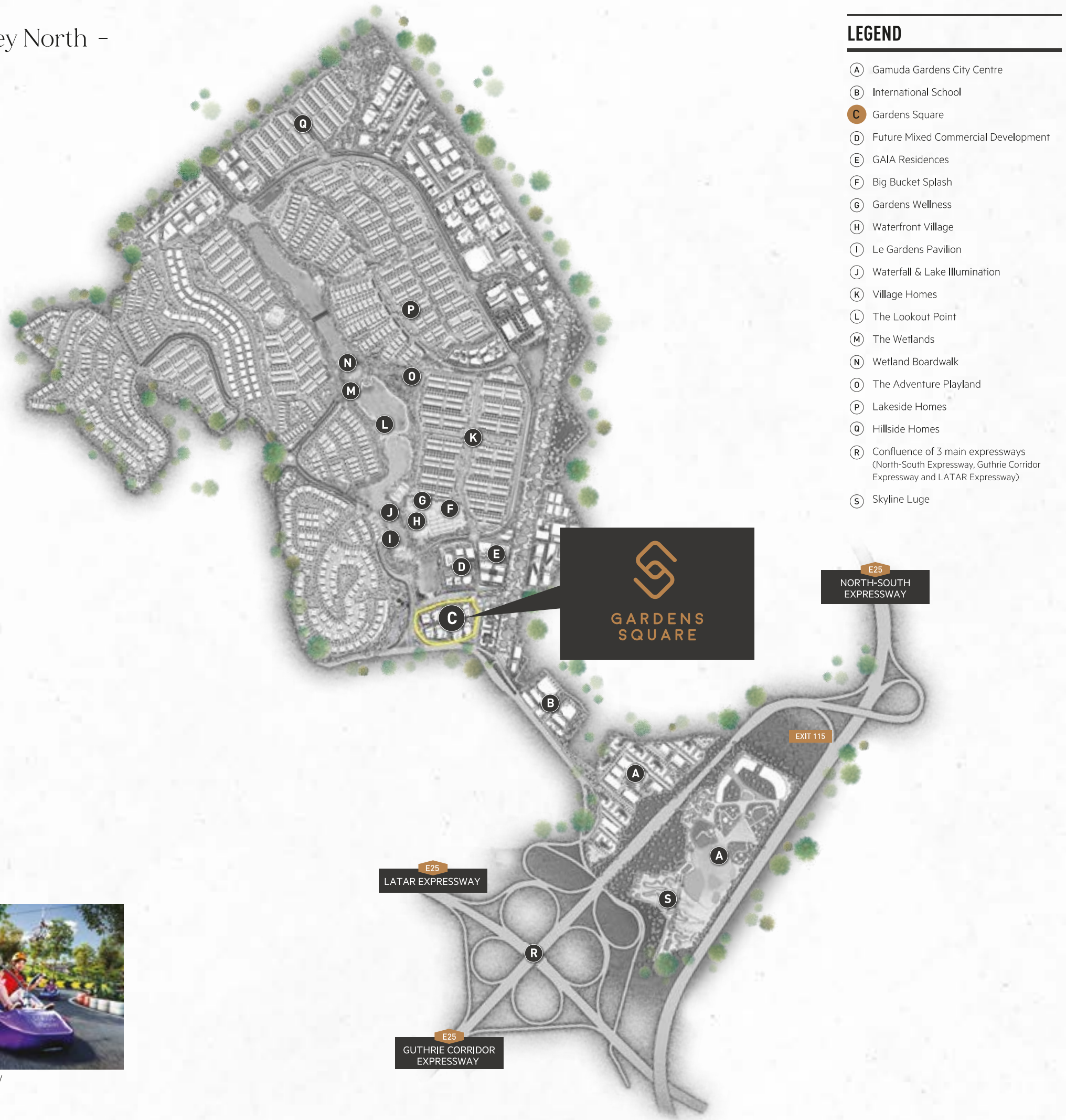
// Gardens Square - Alfresco Dining //



// Splash & Explore at Exciting XPLORIA //



// First Skyline Luge in Malaysia //



LEGEND

- (A) Gamuda Gardens City Centre
- (B) International School
- (C) Gardens Square
- (D) Future Mixed Commercial Development
- (E) GAIA Residences
- (F) Big Bucket Splash
- (G) Gardens Wellness
- (H) Waterfront Village
- (I) Le Gardens Pavilion
- (J) Waterfall & Lake Illumination
- (K) Village Homes
- (L) The Lookout Point
- (M) The Wetlands
- (N) Wetland Boardwalk
- (O) The Adventure Playland
- (P) Lakeside Homes
- (Q) Hillside Homes
- (R) Confluence of 3 main expressways (North-South Expressway, Guthrie Corridor Expressway and LATAR Expressway)
- (S) Skyline Luge

E25 NORTH-SOUTH EXPRESSWAY

E25 LATAR EXPRESSWAY

E25 GUTHRIE CORRIDOR EXPRESSWAY












EXIT 115

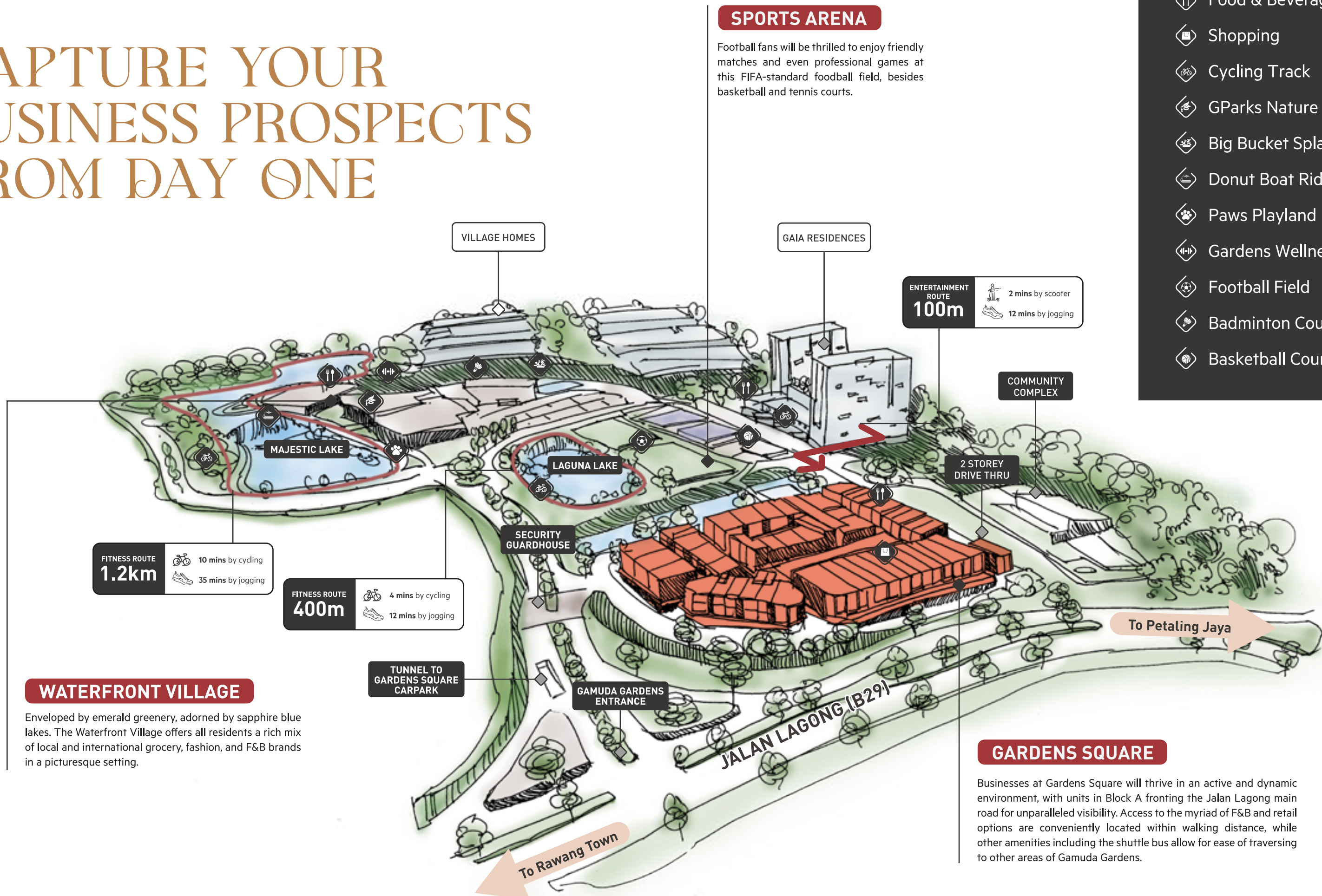
GARDENS SQUARE

- Holistically Geared Towards Sustainable Growth -

CAPTURE YOUR BUSINESS PROSPECTS FROM DAY ONE

COMMUNITY HOTSPOTS

-  Food & Beverages
-  Shopping
-  Cycling Track
-  GParks Nature School
-  Big Bucket Splash
-  Donut Boat Ride
-  Paws Playland
-  Gardens Wellness
-  Football Field
-  Badminton Courts
-  Basketball Courts



WATERFRONT VILLAGE

Enveloped by emerald greenery, adorned by sapphire blue lakes. The Waterfront Village offers all residents a rich mix of local and international grocery, fashion, and F&B brands in a picturesque setting.

GARDENS SQUARE

Businesses at Gardens Square will thrive in an active and dynamic environment, with units in Block A fronting the Jalan Lagong main road for unparalleled visibility. Access to the myriad of F&B and retail options are conveniently located within walking distance, while other amenities including the shuttle bus allow for ease of traversing to other areas of Gamuda Gardens.




GARDENS
SQUARE

Gamuda Gardens Esteem

Waterfall &
Lake Illumination

Waterfront Lake

Waterfront Village

Laguna Lake

Illaria
Hillside Homes

Jovita & Joya
Lakeside Homes

Village Homes

Gaia Residences

WITH CONNECTIVITY COMES CONVENIENCE

Seamlessly connected by the main arterial within and around flourishing residential phases in Gamuda Gardens, Gardens Square is conveniently reachable via three ingress and two egress roads, ensuring easy access and maximum exposure for this modern commercial square to emerge as the new centre of attraction.

- Connecting Lifestyle Convenience and Neighbourhood Liveability -



LIFESTYLE

NEIGHBOURHOOD

STRONG DEMOGRAPHICS

Top 3 Household Expenditures



SUPERMARKETS & GROCERY STORES

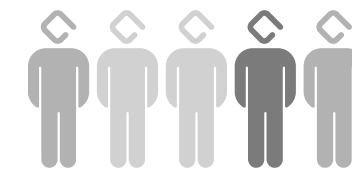


FOOD & BEVERAGE DINING



CLOTHING & CONVENIENCE STORES

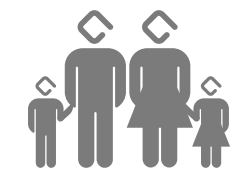
TRADE AREA WITHIN 15-MIN DRIVE RADIUS



POPULATION FORECAST

340,000 PEOPLE*

Average growth rate at 3.9%



AVERAGE HOUSEHOLD SIZE

4 PERSONS

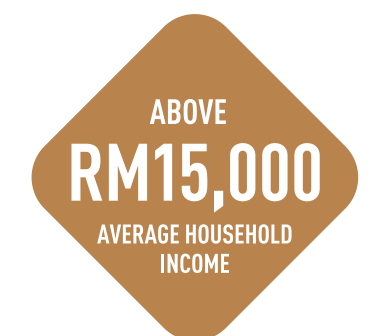
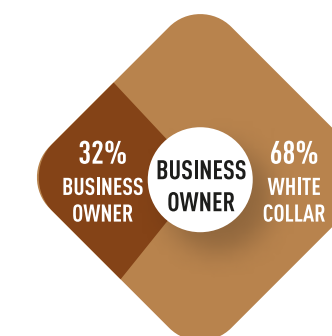
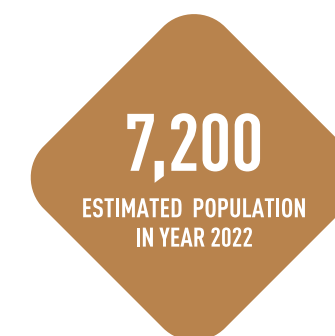
2 children per household

** Based on analysis by Stratos Consulting Group 2019*

GAMUDA GARDENS' BUYER PROFILES

BUYER'S AGE GROUP 30-49 YEARS OLD

Family Starters & Family Upgrades



ALL WITHIN REACH

CONNECTIVITY

- 3 km**
KTM Komuter Kuang
- 10 km**
MRT Sungai Buloh Interchange Hub & KTM Komuter Sungai Buloh
- 10.5 km**
KTM Komuter Rawang

AMENITIES

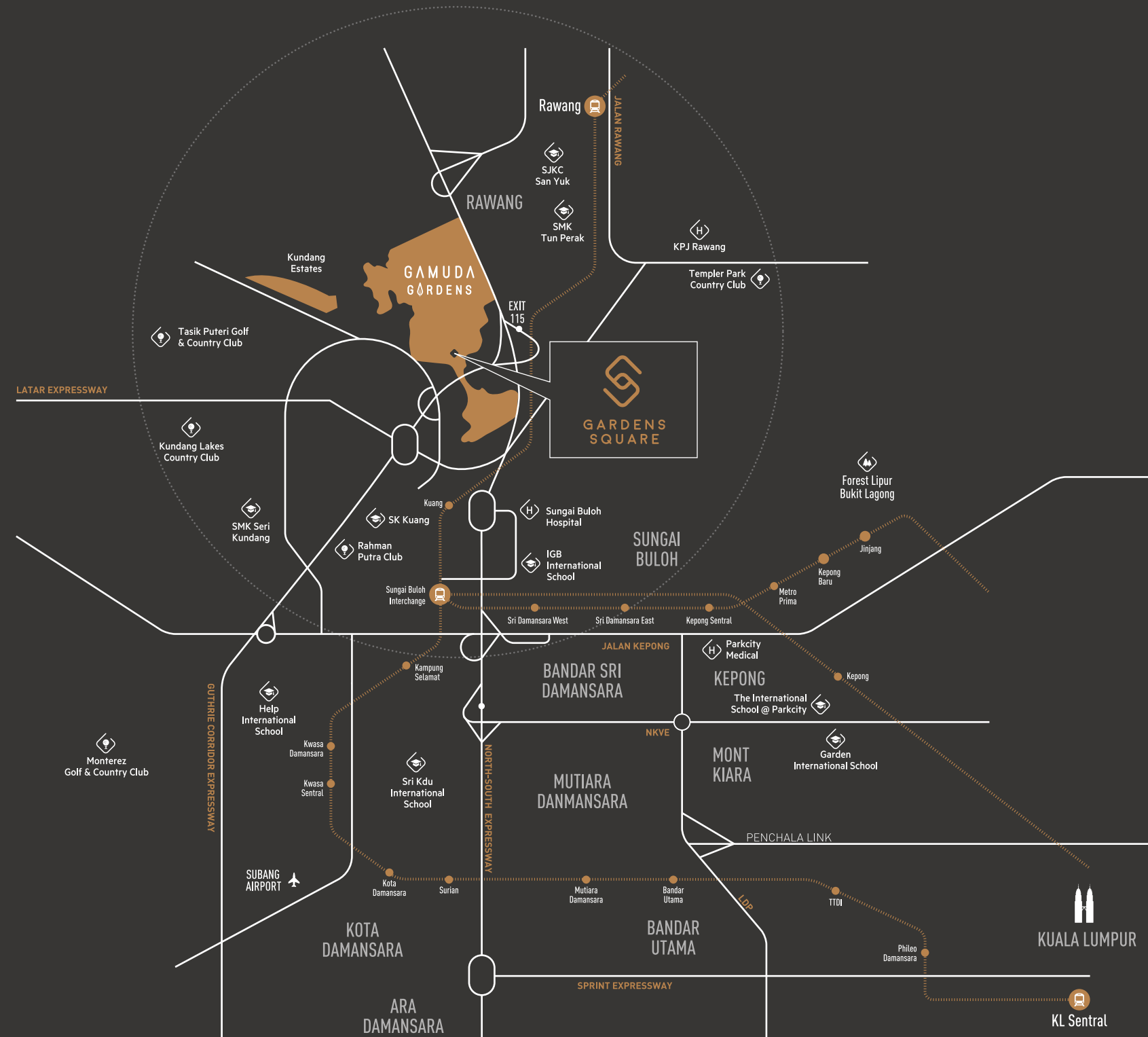
- 8.5 km**
AEON Rawang
- 10.5 km**
KPJ Rawang Specialist Hospital
- 12 km**
Hospital Sungai Buloh
- 14.1 km**
Lotus's Rawang

EDUCATION

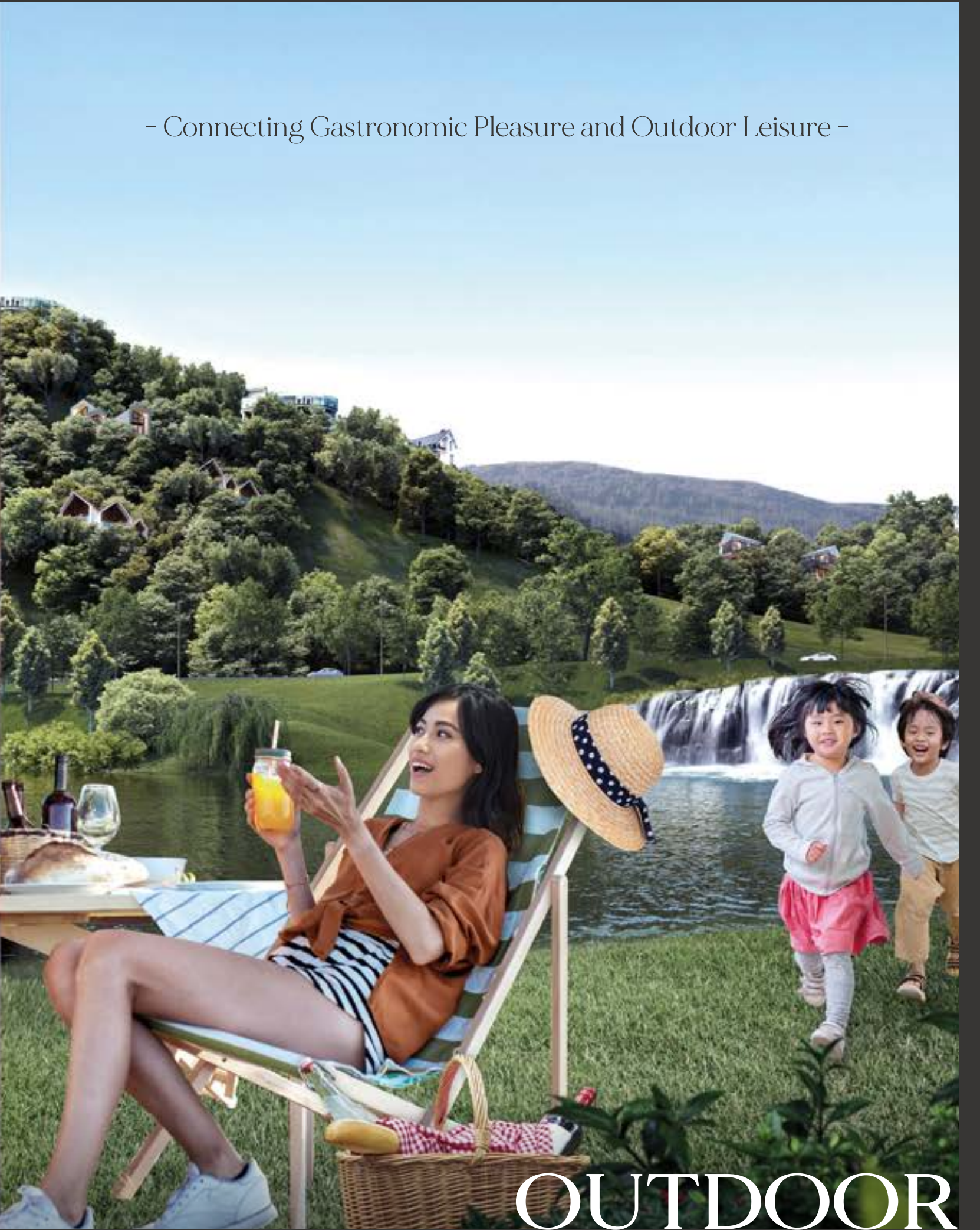
- 1 km**
Beaconhouse Pre-school
- 3 km**
SJK (C) Kuang
- 5 km**
SJK (C) Kundang
- 7.5 km**
Straits International School
- 7.5 km**
SK Seri Kundang
- 8 km**
Sekolah Berasrama Penuh Integrasi Rawang (SEPINTAR)
- 10 km**
SJK (C) Kota Emerald
- 13 km**
IGB International School

LIFESTYLE

- 1 km**
Just a quick drive to two equestrian facilities
- 3 km**
Skyline Luge (Coming Soon)
- 7 km - 9 km**
Kundang Lakes Country Club
Kelab Rahman Putra
Tasik Puteri Golf & Country Club
- 8 km**
Head to Tasik Biru Kundang for picnics, canoeing and jet-skiing



- Connecting Gastronomic Pleasure and Outdoor Leisure -



GASTRONOMIC

OUTDOOR

- Strategically Captivating Infinite Market Prospects -



LOCK IN BUSINESS SUCSESSES FOR LUCRATIVE RETURNS



Gardens Square is a rare investment opportunity not to be missed. This is your ideal business premise in a prestigious retail property within the thriving integrated township of Gamuda Gardens.

Here, confirmed anchor tenants include an established grocer and branded fast-food chains with a 2-storey drive-through are expected to draw consistent patronage from the surrounding neighbourhoods.



Drive-thru



// Spacious And Convenient Drop-off Entrance //
Artist's impression only



- Optimised Innovation for Productive Retail Growth -

AN IRRESISTABLE INVESTMENT AWAITING AT THE SQUARE



Gardens Square is home to a generous selection of designer boutiques and instagramable cafés with a 4.5-metre ceiling height on the ground floor that invites a bright, airy, and uplifting ambience within a pedestrian-friendly district.

Every detail is meticulously designed with the success of investors and tenants in mind, both appealing to the trendy millennials and attracting regular shoppers.



// Main Street With Alfresco Dining //
Artist's impression only

- Seamlessly Blending Business Forays with Lifestyle Experience -



DINING WITH THE SUNSHINE MAKES LASTING IMPRESSION



Listen to the live music that leaves alfresco dining an exceptional experience. Take a short stroll along Gardens Square and you will be amazed by its vibrant ambience.

The uninterrupted 12-metre wide pedestrian walkway leads you on a journey of gourmet indulgence or retail therapy. It is a paradise filled with a rich mix of renowned brands, new concept stores, and emerging labels for the foodies and the fashionistas.



OFFICE



RESTAURANT / BISTRO



GROCERY STORE



- Ideally Thought-out for a Variety of Businesses -

RISING UP TO WIN YOUR COMMERCIAL RACE



Practically designed for smooth commercial operation, your dynamic business ventures are best fitted under one roof now. With purpose-built layouts, Gardens Square's versatile retail lots makes the best business venue caters for neighbourhood grocers, contemporary cafés or relaxing bistros, modern offices, and more.

Behold as this commercial square flourishes your modern lifestyle. This is where you will mingle with friends, work with associates, and have fun with everyone.



THE UNRIVALLED PLAN POSITIONED FOR GROWTH

Live up to its name as a garden for retail businesses, Gardens Square welcomes eco-conscious patrons with well-linked pedestrian walkways and bicycle trails. Ingress and egress ramps connecting to the main road are clearly defined to ensure easy access. Plus, 3 drop-off areas at strategic entrance points, alongside a tunnel off Persiaran Gamuda Gardens further enables smooth flow of traffic in and around this bustling commercial square.



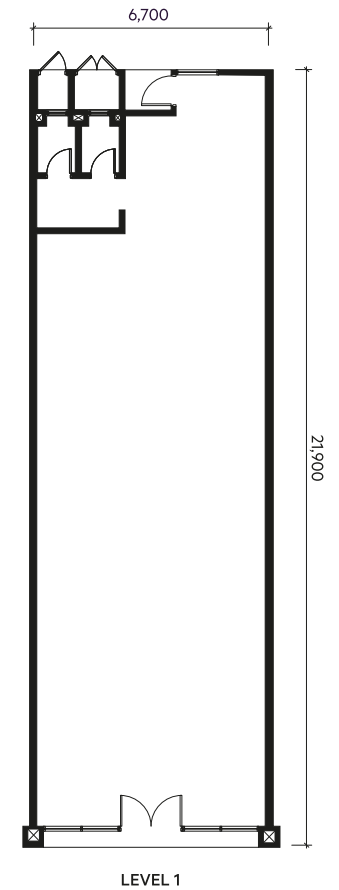
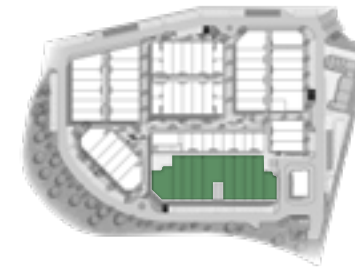
- Entrance
- Drop-off Area
- Lift & Elevator
- ➔ Traffic Direction

EXCITING RETAILERS COMING SOON!

From the variety of layouts that appeal to most retail businesses, to the 4.5-metre ceiling height that creates an airy, inviting ambience, shop lots in Gardens Square are your business launchpad poised to succeed.

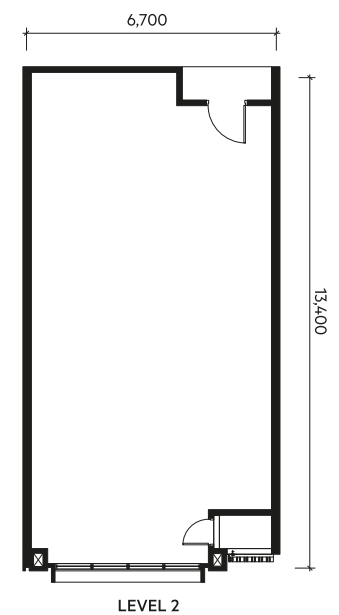
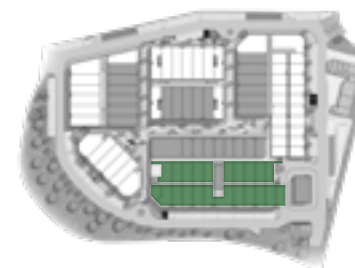
BLOCK A TYPE D SINGLE-STOREY SHOP LOT

22' x 72'
Built-up from 1,550 sq.ft.



BLOCK A TYPE G1 OFFICE LOT

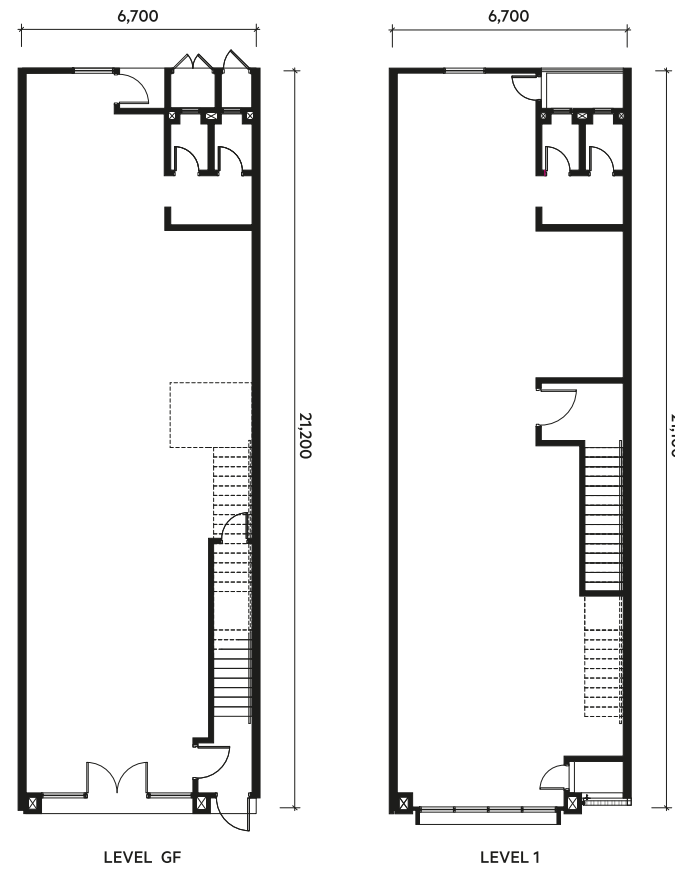
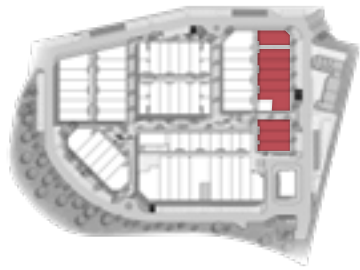
22' x 45'
Built-up from 958 sq.ft.



BLOCK B

TYPE A2
DOUBLE-STOREY SHOP LOT

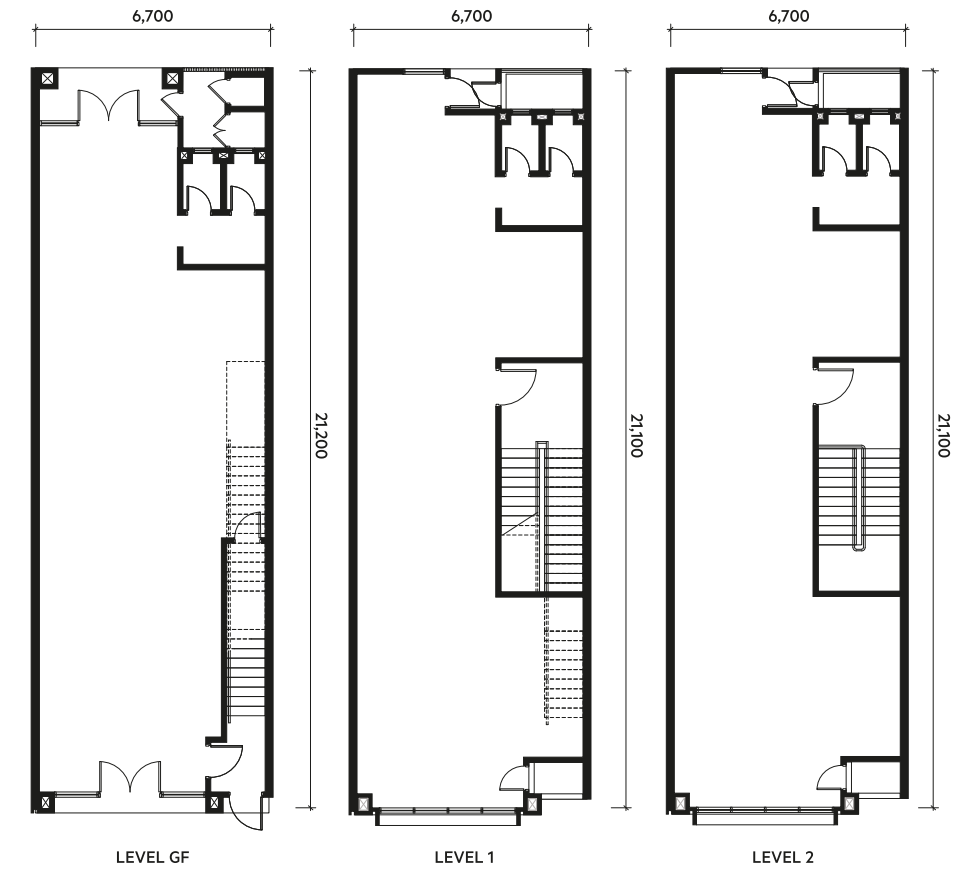
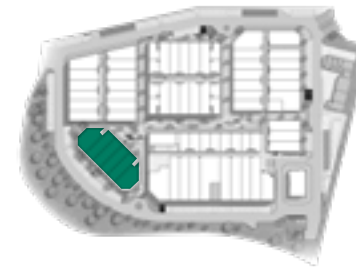
22' x 70'
Built-up from 3,014 sq.ft.



BLOCK C

TYPE A3A
TRIPLE-STOREY SHOP LOT

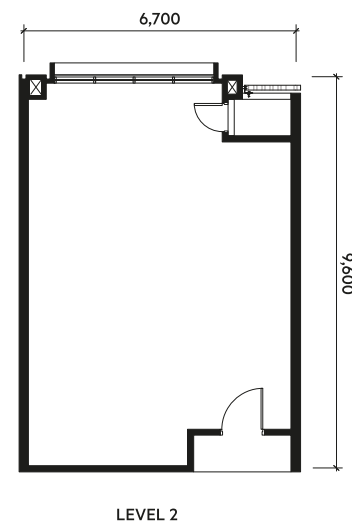
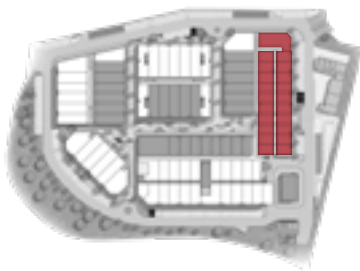
22' x 70'
Built-up from 4,564 sq.ft.



BLOCK B

TYPE E
OFFICE LOT

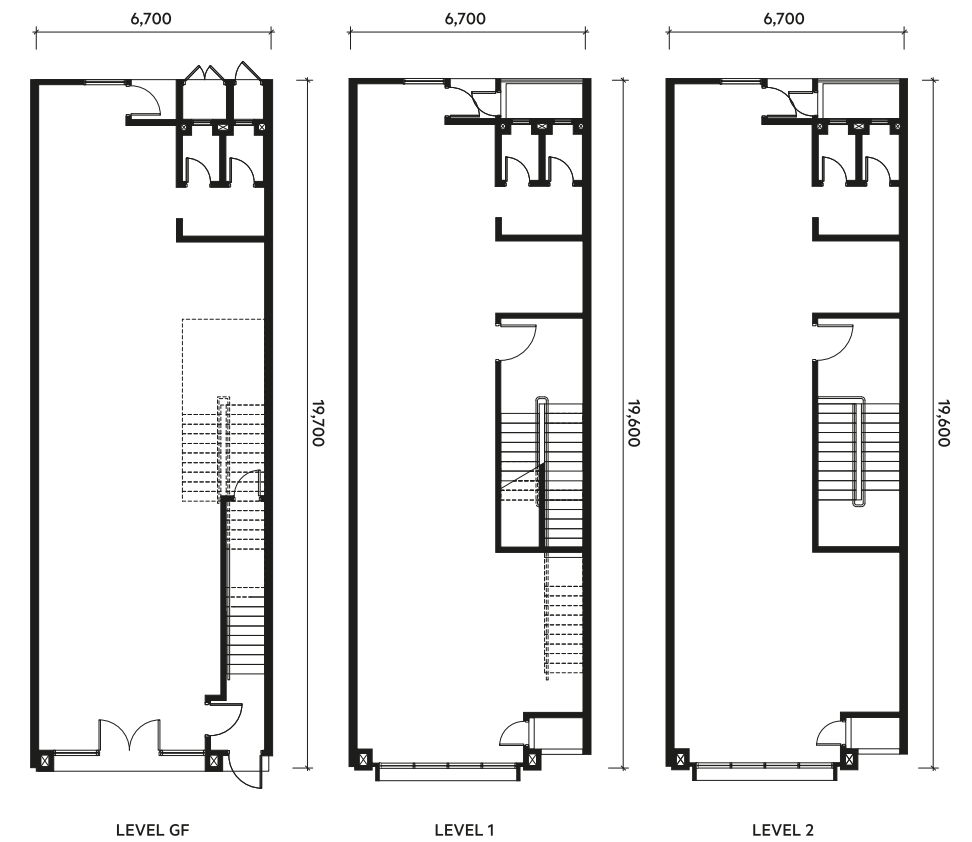
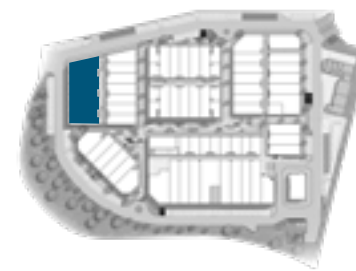
22' x 31'
Built-up from 689 sq.ft.



BLOCK D

TYPE B3
TRIPLE-STOREY SHOP LOT

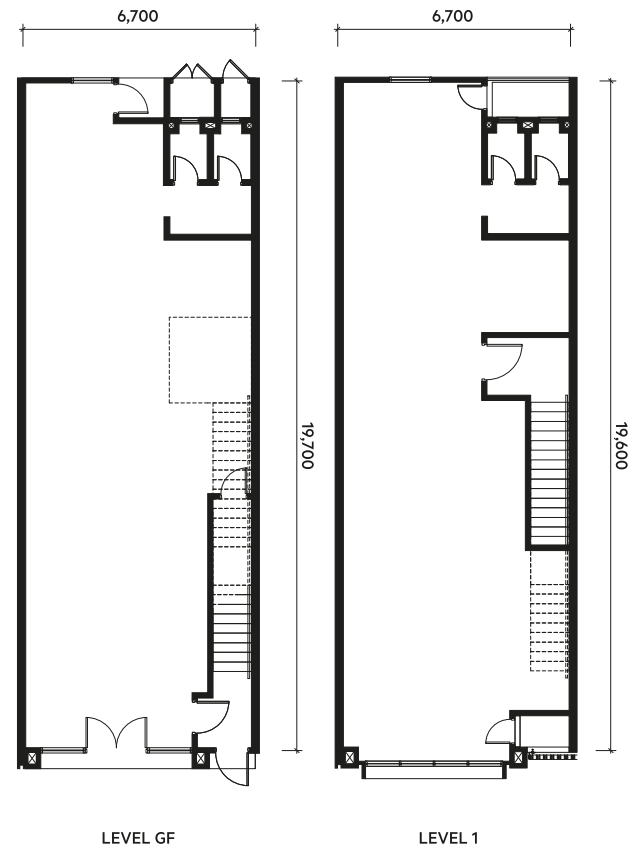
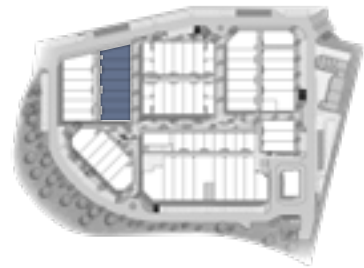
22' x 65'
Built-up from 4,209 sq.ft.



Main street frontage ensures maximum exposure and heavy footfall. These shop lots will receive influx of patrons following the success of Gardens Square, ideal for alfresco-styled businesses

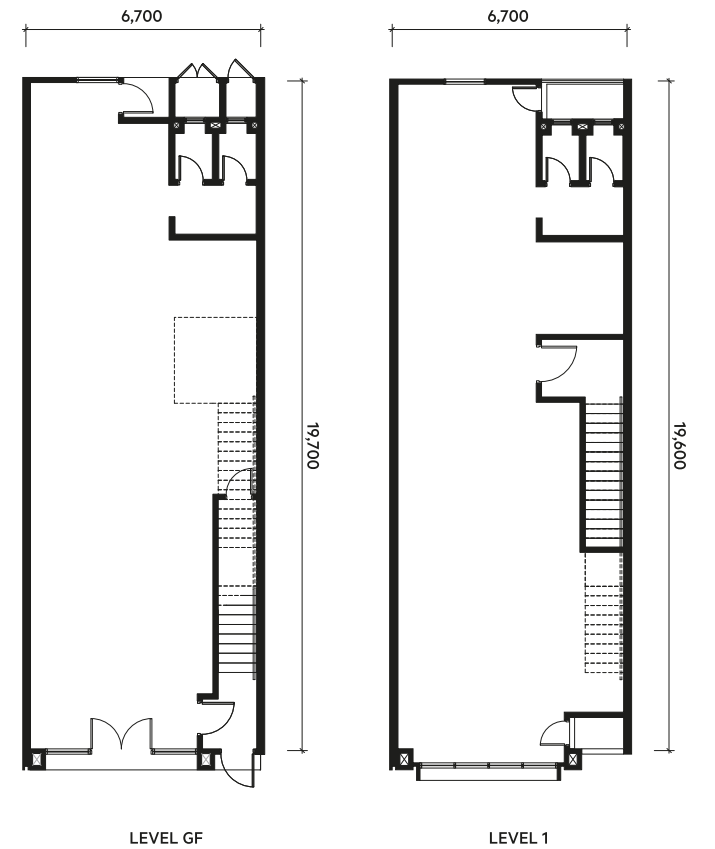
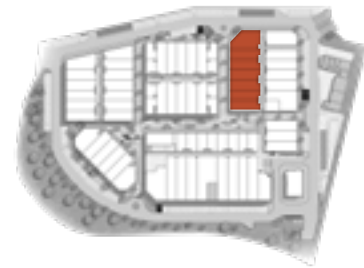
BLOCK E
TYPE B2
DOUBLE-STOREY SHOP LOT

22' x 65'
Built-up from 2,799 sq.ft.



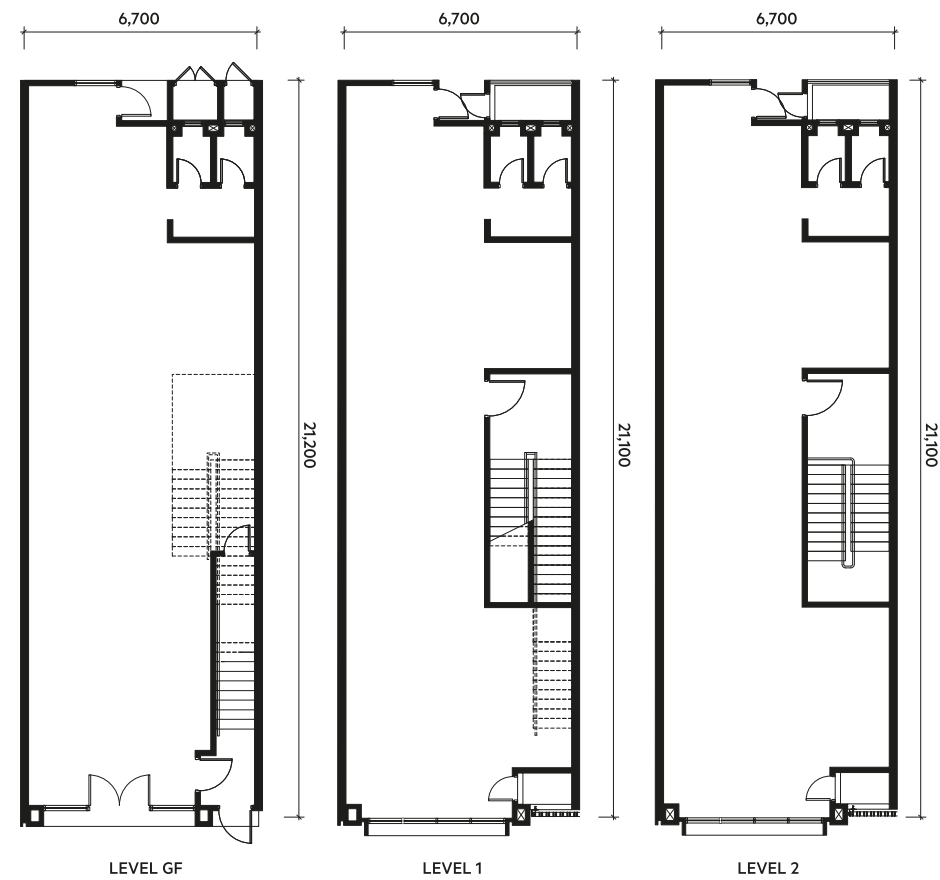
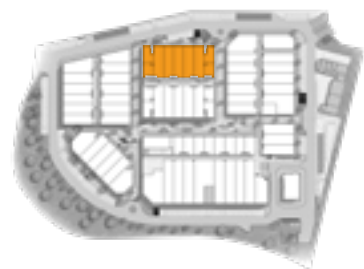
BLOCK G
TYPE B2
DOUBLE-STOREY SHOP LOT

22' x 65'
Built-up from 2,799 sq.ft.



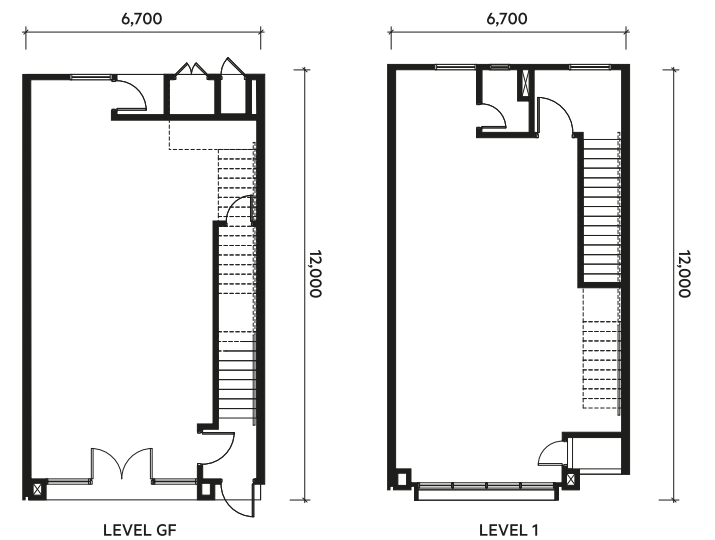
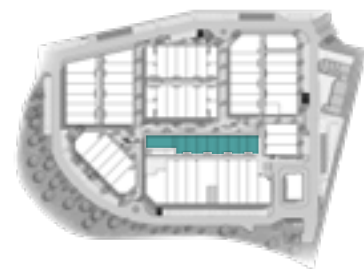
BLOCK F
TYPE A3
TRIPLE-STOREY SHOP LOT

22' x 70'
Built-up from 4,532 sq.ft.



BLOCK H
TYPE F
DOUBLE-STOREY SHOP LOT

22' x 39'
Built-up from 1,690 sq.ft.



SPECIFICATIONS

| | |
|----------------------|--|
| STRUCTURE | Reinforced Concrete Framework |
| WALLS | Brick Walls |
| ROOF COVERING | Reinforced Concrete Flat Roof / Metallic Roofing |
| ROOF FRAMING | Roof Truss / Reinforced Concrete Slabs |
| CEILING | Skim Coat / Ceiling Boards |
| WINDOWS | Aluminium Frame Glass Windows |
| DOORS | |
| Main Entrance | Aluminium Frame Clear Glass Doors & Windows |
| Others | Timber Doors |
| IRONMONGERY | Quality Locksets |

ALL TYPES (UNLESS INDICATED)

| | |
|---------------------------------|--------------------------------------|
| WALL FINISHES | |
| External Shop / Office | Plaster and Paint, Decorative Veneer |
| Internal Shop/ Office | Plaster and Paint |
| Shop Toilets / Refuse / Utility | Selected Wall Tiles |
| Office Toilets / Refuse | Tiles |
| AC Ledge / Compartment | Plaster and Paint |

| | |
|------------------|-------------------|
| OTHERS | |
| Common Staircase | Plaster and Paint |
| Common Corridor | Plaster and Paint |

| | |
|---|---------------|
| FLOOR FINISHES | |
| Shop / Office | Cement Render |
| Shop Toilets / Refuse / Utility | Tiles |
| Office Toilets / Refuse (Block F&I) | Tiles |
| AC Ledge / Compartment | Cement Render |
| Level 2 Office Entrance Foyer (Block A & B) | Tiles |

| | |
|------------------|---------------|
| OTHERS | |
| Common Staircase | Cement Render |
| Common Corridor | Tiles |

| | |
|---------------------------------------|---|
| SANITARY AND PLUMBING FITTINGS | |
| Pantry Sink & Water Tap | 1 |
| Water Closet (WC) | 2 |
| Wash Basin | 2 |
| Bib Tap | 1 |
| Toilet Roll Holder | 2 |
| Refuse Water Tap | 1 |
| (Shops, Block F&I, Office) | |

| | |
|--------------------------------|---|
| ELECTRICAL INSTALLATION | |
| Fibre Wall Socket | 1 |
| Distribution Box | 1 |



WHEN WE GET THE PLACES RIGHT, THE TOWN WORKS.

When we start thinking about making a good town, we think not only of the home place. We think about the play place, the shopping place, the eating place, the park place, the learning place. Every element is mindfully planned and thoughtfully brought together. They are organized around a Central Park that sits by the beautiful lake. With a promenade and a boardwalk that gives a sense of place. To be by the water in a nice setting. That sense of place is a joy to the community.



SincereTM Responsible Original

Guided by sincerity.
Committed to responsibility. Motivated by originality.

We are guided by our values, which are seen throughout every community, offering sustainability, smart initiatives, master-planning and innovation.



Being A Responsible
Town Maker



Caring For
People & Community



Respecting Nature &
The Environment



Constantly Driving
Innovation To Create Value

AWARDS

Excellence is not just a catchphrase at Gamuda Land,
but truly a way of life.



SincereTM
Responsible
Original

Bandar Serai Development Sdn Bhd
[201301020260 (1050090-W)]
Gamuda Gardens Experience Gallery,
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,
48050, Klang, Selangor.



**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS**
INTERNATIONAL REAL ESTATE AWARDS



**Gamuda Gardens
Experience Gallery**

gamudaland.com.my
03 2727 7416

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GAMUDA LAND